



Glen Cove Showcases Waterfront Redevelopment Success

Glen Cove, NY

The City of Glen Cove has a vision for revitalizing a 214-acre area of environmentally challenged and underutilized properties into a regional tourist destination, complete with waterfront restaurants, boutiques, new maritime attractions, a hotel conference center, and a pedestrian promenade along the water's edge with ties to downtown. The revitalization area straddles Glen Cove Creek, a 1.1-mile federal navigation channel that empties into Hempstead Harbor. To implement its vision for the area, the city drafted The Glen Cove Creek Waterfront Revitalization Plan. The plan's activities, along with Glen Cove's designation as a Showcase Community in 1998, have helped the city leverage more than \$23 million in federal and state grants and assistance that will further the city's revitalization efforts.

Showcase Communities are selected by the Brownfields National Partnership to demonstrate that through cooperation, federal, state, local, and private efforts can be concentrated around brownfields to restore these sites, stimulate economic development, and revitalize communities. Showcase Communities serve as models for broad-based cooperative efforts to support locally based initiatives. Showcases receive up to \$400,000 from EPA for both environmental assessments and to support the loan of a federal employee to the Showcase for up to three years. Showcase Communities receive additional financial and technical support from the Partnership's more than 20 federal partners, depending on the community need and program eligibility.

In Glen Cove, the Showcase Community staff's expertise has helped create a partnership among city, state, and federal agencies that has proven critical to expediting redevelopment plans. When realized in full, these plans will result in the creation of 1,700 full-time jobs, including high-wage/high-skill jobs and approximately 1,000 cashier, stock and maintenance, restaurant, and sales positions—all available to local residents. New businesses are expected to gross at least \$200 million in annual sales; the city sales tax is expected to yield \$6.6 million annually; and the school/city property tax rate is anticipated to yield \$3.2 million annually. New worker earnings generated in Long Island as a result of the proposed development and its multiplier effects are estimated to start at \$82 million. To help Glen Cove realize these redevelopment goals, the U.S. Department of Housing and Urban Development (HUD) awarded the city a \$6 million Section 108 loan, as well as a Brownfields Economic Development Initiative (BEDI) grant for \$500,000, that will help the city to match other funds it has leveraged.



The former Northern Type Printing shop, a brownfield prior to redevelopment.

JUST THE FACTS:

- With assistance from a Brownfields Assessment Pilot grant, the city completed studies on a former printing facility that demonstrated that the site was not contaminated.
- The city has also completed preliminary design for an extension of Glen Cove Avenue, financed with \$9 million from the U.S. Department of Transportation.
- Glen Cove also designed and built a pedestrian- and bicycle-friendly esplanade along the entire north side of Glen Cove Creek, using \$2 million in grant assistance from the state Department of Transportation.

Showcase Community staff expertise helped create a partnership among city, state, and federal agencies that has proven critical to expediting redevelopment plans. When fully realized, these plans will result in the creation of 1,700 full-time jobs. New worker earnings generated as a result of proposed development and its multiplier effects are estimated at \$82 million.

To support the city's revitalization project, EPA awarded Glen Cove a Brownfields Assessment Pilot grant of \$50,000 in 1997 and, with the help of this funding, the city completed studies on a former printing facility that demonstrated that the site was not contaminated. An environmental testing lab subsequently purchased the property, redeveloped the existing warehouse, and began operations there in the spring of 2000, employing 20 new workers.

Although federal partners like EPA and HUD are important to the project's ultimate realization, the city has also turned to the state for help, including assistance with a stormwater treatment project. Funded by approximately \$750,000 in New York state grants, the project will treat stormwater runoff in Cedar Swamp Stream that runs for two miles through the heart of Glen Cove and empties into Mill Pond and Hempstead Harbor. Volunteers, including professional arborists, also contributed through donations of plant material.

Glen Cove Creek is at the heart of the city's revitalization efforts. However, deteriorated bulkheading has led to soil erosion from brownfields sites into the creek, exacerbating its pollution. To alleviate this condition, in 1999 the city replaced 1,200 feet of bulkheading in the creek for \$1 million. Funded in part by a New York State Bond Act fund grant, bulkheading allows for the maintenance dredging of the creek by the U.S. Army Corps of Engineers (USACE). USACE has completed dredging more than half of Glen Cove Creek. However, the dredged material showed the presence of radioactive material, which is linked to the adjacent Li Tungsten Superfund site. The dredging project is currently on hold pending the removal of radioactive contamination from the previously dredged material. USACE is working with EPA on planning future dredging of the Creek.

The city has also completed preliminary design for an extension of Glen Cove Avenue that will provide a safe, efficient, and direct connection to the north side to Glen Cove Creek. The New York State Department of Transportation (NYSDOT) is financing this \$9 million construction project with funds originating from the U.S. Department of Transportation. Construction is expected to begin by Spring 2003 and be completed by 2004.

In order to make the plan area easily accessible, a private ferry service from the waterfront to New London, Connecticut began in March 2000. A ferry dock, parking lot, and temporary ferry terminal were constructed and commuter service to Manhattan began in Spring 2001, activating a \$2 million NYSDOT grant to construct a permanent ferry terminal and associated infrastructure.

The year 2000 also marked the beginning of the city's efforts to design and build a pedestrian- and bicycle-friendly esplanade along the entire north side of Glen Cove Creek. With \$2 million in grant assistance from NYSDOT, a portion of the walkway along the water's edge is currently approaching completion. Apart from the Assessment Pilot and Showcase Community, the City of Glen Cove has also been working with EPA on the assessment, cleanup, and redevelopment of the Captain's Cove and Li Tungsten properties (state and federal Superfund sites) in the Glen Cove Creek Revitalization Area. Cleanup of the Li Tungsten site has begun, and cleanup of the Captain's Cove site was completed in the fall of 2001. Through the New York State Bond Act Fund, the state paid for 75 percent of the cleanup cost at Captain's Cove and the city is paying 25 percent of the estimated \$4 million price tag for this project.

Glen Cove has always placed an emphasis on keeping the public involved in the status of the waterfront's redevelopment, and offering the community the chance to share opinions during the revitalization process. In addition to holding public meetings that included local environmental and community organizations, the city also gathered input from local business owners, particularly those along the waterfront who would be most affected by redevelopment.

CONTACTS:

For more information on EPA's Showcase Communities, contact Tony Raia of OSWER's Office of Brownfields Cleanup and Redevelopment at (202) 566-2758

Or visit EPA's Brownfields Web site at:

<http://www.epa.gov/brownfields/>



The former printing shop site is now home to an environmental firm.